



## Initial Project Application Questions and Considerations

Please Submit to:

**The Colorado Springs Urban Renewal Authority**

**30 S. Nevada Ave. #603**

**Colorado Springs, CO 80903**

**Phone: 719-385-5714**

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1. Where is the project located? **Hancock Expressway & Chelton Rd. (Parcel No. 6435400035). Three quarters of a mile east of Academy Blvd on Hancock Expressway. (Map included)**
2. What is the size of the parcel(s) for the project? **Approximately 20 acres of land**
3. What is the intended development program (square feet by use)? Existing and proposed zoning? **The plan is to build approximately 132 Townhomes (for sale), 200+ apartments (for rent) and develop a 3.4-acre retail/commercial corner at a newly created corner of Hancock and Chelton. Current zoning is PUD OC/CR PBC AO and current plan is permissible in the zoning.**
4. What is the development time frame for the project? What phase in the City's Land Use Review Process is the project within? Will it be phased? **Entitlements 2021, Development 2022, Phase I townhomes completion in early 2023, phase II apartments/commercial completion late 2023. Property is currently zoned, and we intend to submit development plan to City of Colorado Springs in June/July 2021.**
5. What is the entity that is doing the project and is it the entity that will be applying for URA funds? **RJ Development is under contract to purchase the property and will create "drop down" entities for each phase of development/construction.**
6. What is the proposed revenue sharing for the project, total cost and expected return to the developer? **Total estimated cost of the project is \$85mil with an anticipated return of 8-10%. We are looking for full increment from the URA.**
7. Does the project envision utilizing property tax, sales tax and/or private property tax increments? **Sales tax of 1.5 cents and PIF of 2%.**
8. What private developer funding is being allocated to the project and what is the financing schedule and developer's source of funds. **Developer will have spent roughly \$1mil prior to land purchase on option money, entitlements (land plan, engineering, Metro District, URA, CLOMR/LOMR, etc.)**
9. What is the developers experience with TIF, urban renewal and operations? **Raymond O'Sullivan has worked with the CSURA prior to this project on the Ivywild Neighborhood.**

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10. Does the project work without tax-increment financing? What would be different without the use of TIF? **The cost to demolition and build out of the new Hancock Expressway has made the development of this project “cost prohibitive” for decades as previous developers have attempted to purchase, but have not been able to make the project economically feasible. Tax-increment financing will greatly improve the ability to get this project completed.**
11. How many housing units will the project provide? Affordable? **Approximately 132 townhomes and 200+ apartments designed for work force housing community.**
12. What are any known environmental conditions or hazardous materials on site? **Current Hancock Expressway that cuts through the property has a failed under-crossing which has caused flood issues. The realignment of Hancock will resolve this issue together with connecting existing channelization.**

**The following are anticipated Urban Renewal Board Questions in which the developer should be prepared to answer when considering a project for Urban Renewal designation:**

1. What is the public benefit/purpose of this project and how will its development benefit the neighborhood/area, city districts and/or county/state?
  - a. **City of Colorado Springs long term plan is to realign Hancock and connect as a continuous road. This development will expedite that process for the city and help resolve floodway issues that currently exist.**
  - b. **The creation of workforce housing will benefit the neighborhood immensely as new jobs are created in the area (Amazon, COS Airport, and Downtown).**
  - c. **New commercial corner with c-store and retail will help fill a gap for the abundance of homes in the surrounding area.**
2. How do you foresee the long-term viability of the development, specifically beyond the URA TIF timeline? **The new homes/apartments will fill a continuous prolonged need for workforce housing.**
3. What risks does the project pose to the city, county and other districts and how are those risks being mitigated? How will this project impact other Urban Renewal Areas (positively or negatively)? **The current status of Hancock Expressway causes flood issues that can be resolved with the realignment of Hancock Expressway. The project should positively impact the CSURA.**
4. How do plans for this project compare to other approved projects or urban renewal areas? **This development is an infill residential/commercial project on the southeast side of Colorado Springs where few infill projects are available in the surrounding area.**
5. How will this project impact/ incorporate current residents and businesses in or near the project area? **The construction of new residences further expands work force housing opportunities for nearby businesses that are being created in the area.**

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6. What considerations have been made in regard to minority or woman-owned businesses for the project? **Development Team/Consultants: Land Planner - Andrea Barlow (NES), Civil Engineer Contractor – Maria Larsen (President - NB Trenchless), Civil Engineer - Ray Perez (PRC Engineering).**
7. How will this project impact public services (transit, police/fire, schools and libraries)? **Connecting Hancock Expressway to existing Hancock Expressway has been a long-term goal for the city of Colorado Springs. This project should improve transportation and create new dwelling units to the neighborhood designed for work force housing.**
8. How will this project impact the tax base surrounding the area? **This project should not cause major impact to the tax base surrounding the area.**
9. Are you looking to bond, and if so, how do you foresee the bonds of the project being administered? **Yes, through a Metropolitan District.**
10. What considerations have been made for affordable housing with the project? **The anticipated townhomes (for sale) and apartments (for rent) are designed for work force housing. Our goal is to build quality product at an affordable price.**

